

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a (1) Variance from Section 238.1 to allow a setback of 20 feet instead of 25 feet from the front property line (setback of 50 feet from center line of Belair Road is provided for), and (ii) variance from Section 238.2 to allow a side yard of 6 feet instead of 30 feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty) Trailer to be used as sales office for used motor vehicles, separate from the sales agency building, must be located on lot but only space available for same is at the north corner of property, otherwise access destroyed, visibility lost, and service area infringed upon. If additional sales space not provided, franchise may be lost and harm business and employment opportunity. Grant of variance is in harmony with the spirit and intent of the area regulations and will result in no injury to public health, safety or general welfare.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State

Attorney for Petitioner: (Type or Print Name) Signature Address City and State

Attorney's Telephone No.: (301) 3-2-8713

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of January, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 27th day of February, 1985, at 11:30 o'clock.

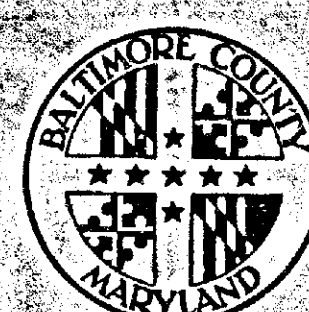
Bel Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
SUBJECT: Jerry's Toyota, Inc.

This office is not opposed to the granting of the subject request; however, it is requested that the plan be revised in conformance with the State Highway Administration's comments and that a landscaping plan be prepared in conformance with the standards set forth in the Baltimore County Landscaping Manual.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/af

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 11, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 157 - Case No. 85-239-A
Petitioner - Jerry's Toyota, Inc.
Variance Petition

Dear Mr. Smith:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

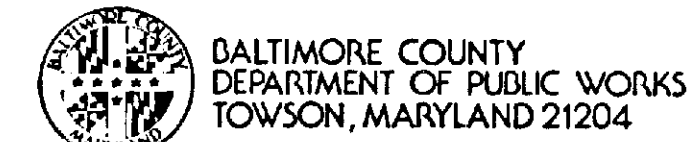
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #157 (1984-1985)
Property Owner: Jerry's Toyota, Inc.
E/S Belair Rd. 232.75' N/E Klein Ave.
Acres: 4.4
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Belair Road (U.S. 1) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Highways:

Klein Avenue, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Storm Drains:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #157 (1984-1985)
Property Owner: Jerry's Toyota, Inc.
Page 2
January 25, 1985

Water and Sanitary Sewer:

Public water supply and sanitary sewerage serve this property.

The Petitioner is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

Very truly yours,

JANET M. WASKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:FWR:ms

M-SW Key Sheet
28 & 29 NE 21 Pos. Sheets
NE 7 & 8 F Topo
61 Tax Map



Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Hal Kaszoff
Administrator

January 7, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-18-84
ITEM: #157.
Property Owner: Jerry's Toyota, Inc.
Location: E/S Belair Rd Route 1-N, 232.75' N/E Klein Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a front setback of 20' in lieu of the required 25' (setback of 50' from c/l of street) and to allow a side yard setback of 6' in lieu of the required 30'.
Acres: 4.4.
District: 14th

Dear Mr. Jablon:

On receipt of the submittal for proposed variance the site plan was forwarded to State Highway Administration - Bureau of Project Planning for review and comment.

The right of way requirements for the proposed improvements to Belair Road (Route 1-N) have been shown in rel. on the attached sketch (Jerry's Toyota).

Although improvement requirements for a 110' right of way for Belair Road have been shown, no decisions have been made by S.H.A. regarding the type of improvement.

Be advised the attached sketch is tentative, and subject to revision.

My telephone number is (301) 659-1350
Teleprinter for impaired hearing & speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

AUG 6 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, his 1st day of March, 1985, that the herein Petition for Variance(s) to permit a setback of 20 feet instead of the required 25 feet from the front property line and a side yard setback of 6 feet instead of the required 30 feet for the expressed purpose of locating a trailer to be used as an office for the sale of used motor vehicles as indicated on the plan submitted is GRANTED, from and after the date of this Order, subject to the following:

1. An updated, accurate site plan shall be submitted to and approved by the Baltimore County Office of Planning and Zoning within 9 months from the date of this Order.
2. The trailer shall be removed within 2 years from the date of this Order.

ORDER RECEIVED FOR FILING

DATE March 1, 1985

BY John M. H. [Signature]

John M. H. [Signature]
Deputy Zoning Commissioner of
Baltimore County

Mr. A. Jablon

-2-

January 7, 1985

This project is included in the Maryland Department of Transportation's Consolidated Transportation Program for fiscal years 1984-1989, with construction tentatively scheduled to begin in the 1989 fiscal year.

Following location and design approval of a selected build alternate, the Final Design Phase could begin in fiscal 1985 with right-of-way acquisition beginning in fiscal 1987.

If you have any questions, please do not hesitate to call this office or Mr. Ronald Moon, S.H.A. Project Manager at 659-1106.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



COMBINED LOCATION/DESIGN PUBLIC HEARING

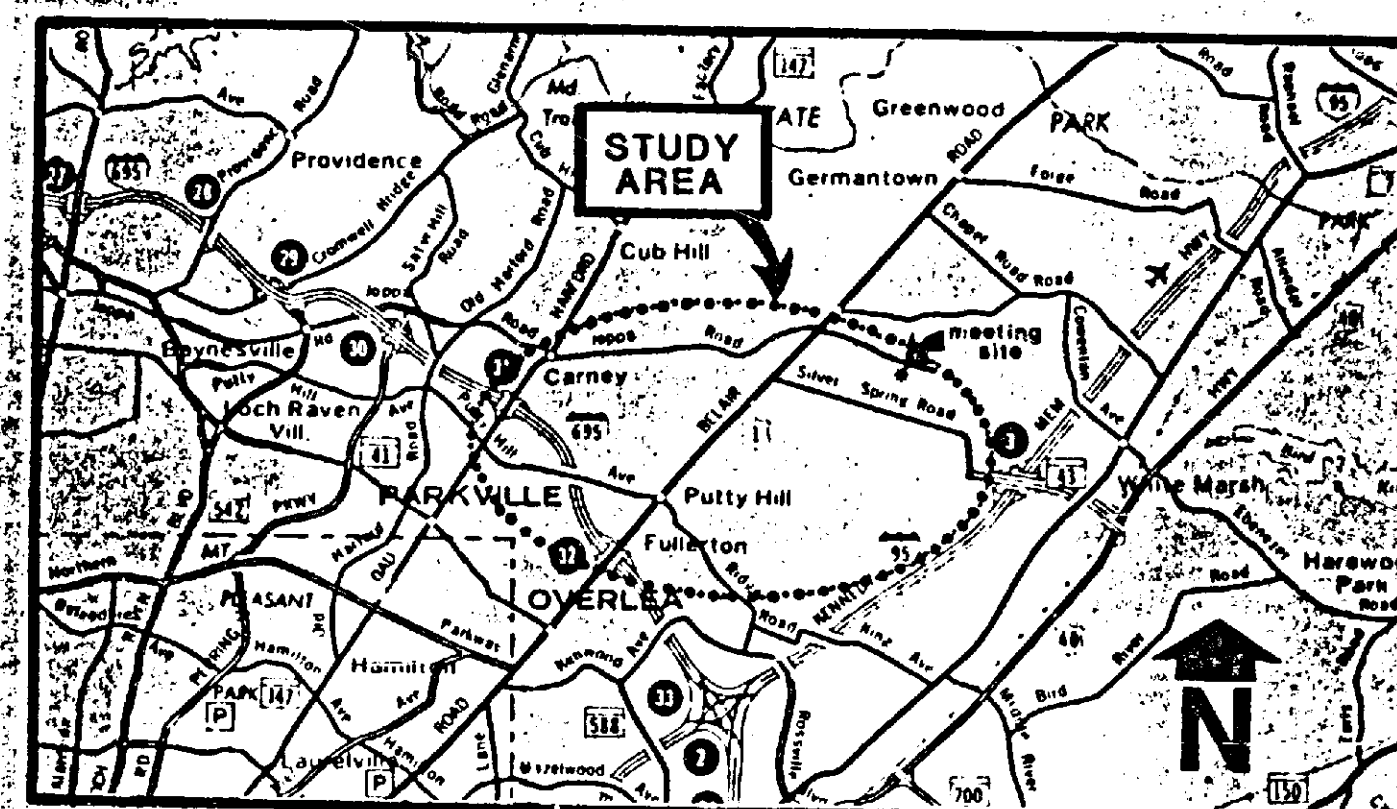
MD. ROUTE 43 EXTENDED (WHITEMARSH BOULEVARD)

FROM WEST OF U.S. ROUTE 1 TO I-95

AND

U.S. ROUTE 1 (BELAIR ROAD) IMPROVEMENTS

FROM I-95 TO NORTH OF SILVER SPRING ROAD



Thursday, May 24, 1984

7:30 P.M.

PERRY HALL SENIOR HIGH SCHOOL

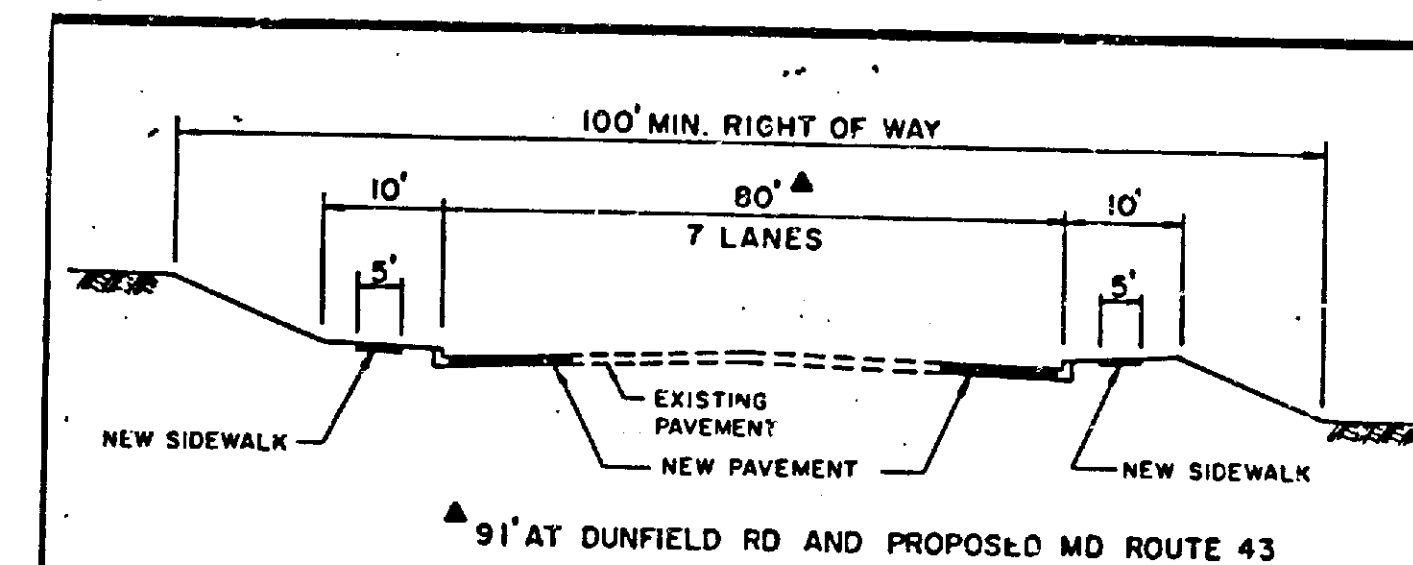
AUDITORIUM

4601 EBENEZER ROAD

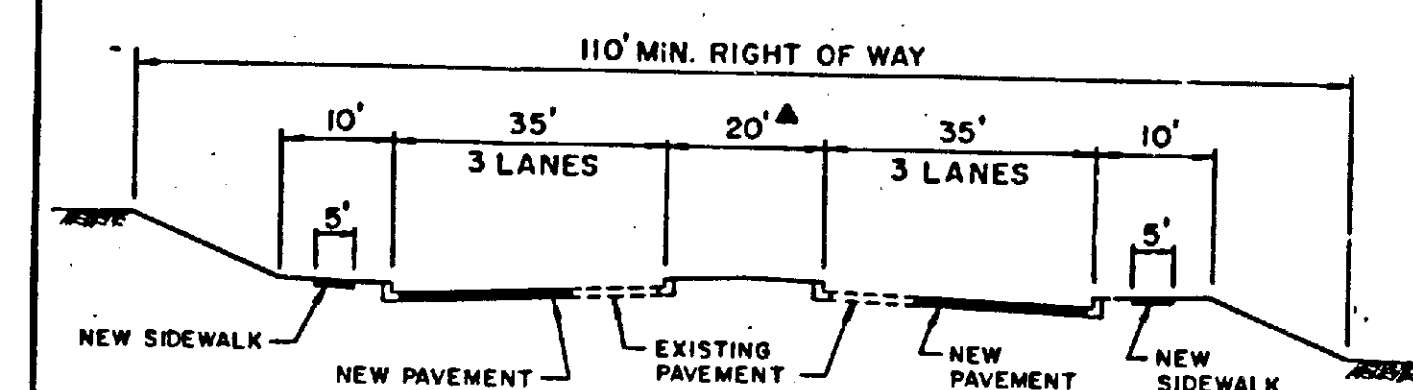
PERRY HALL, MARYLAND

CONTRACT NO. D810-131-471

DISPLAYS AVAILABLE AT 6:30 P.M.



7 LANE ALTERNATE



30' AT DUNFIELD RD AND PROPOSED MD ROUTE 43 (ALTS 3, 3A, AND 3B)

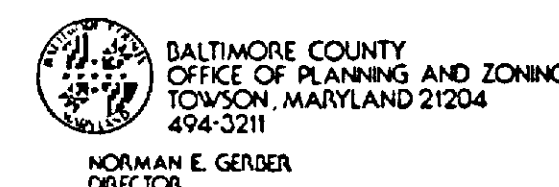
6 LANE DIVIDED ALTERNATE

NOTES

1. RIGHT-TURN AUXILIARY LANES TO BE PROVIDED AT MAJOR INTERSECTIONS.
2. DOUBLE LEFT-TURN LANES TO BE PROVIDED AT DUNFIELD ROAD AND PROPOSED MD ROUTE 43 (ALTS. 3, 3A, AND 3B).
3. THE DIMENSIONS SHOWN ARE FOR THE PURPOSE OF DETERMINING COST ESTIMATES AND ENVIRONMENTAL IMPACTS, AND ARE SUBJECT TO CHANGE DURING THE FINAL DESIGN PHASE.

TYPICAL SECTIONS
U.S. ROUTE 1

PLATE 7



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/11/85
Item # 157
Property Owner: Tracy's Toyota, Inc.
Location: Elk Ridge Rd.
NE of Klemm Ave.

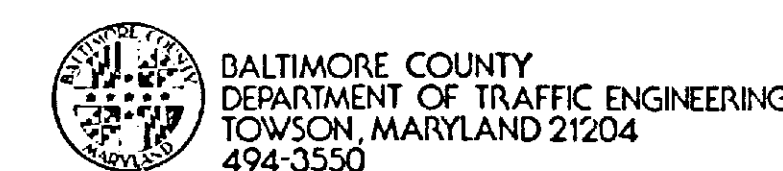
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

The trailer should be relocated away from the entrance. Vehicle maneuvers entering and exiting the site at this location may cause safety problems for pedestrians using the trailer.

Stephen G. Baker
Stephen G. Baker
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

22- Meeting of December 18, 1984

Item No. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, & 167
Property Owner: [blank]
Location: [blank]
Existing Zoning: [blank]
Proposed Zoning: [blank]

Acres: [blank]
District: [blank]

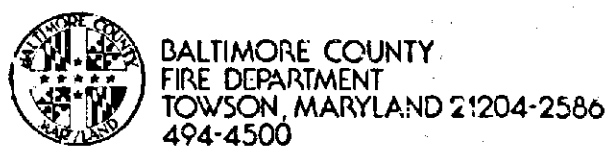
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 & 167.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. III

MEF/ocm

AUG 6 1985



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

December 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jerry's Toyota, Inc.

Location: E/S Belair Rd. 232.75' N/E Klein Avenue

Item No.: 157 Zoning Agenda: Meeting of 12/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

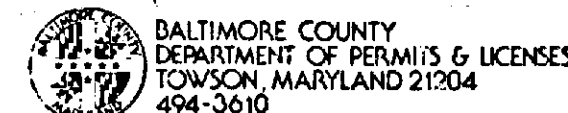
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Wiegand* Approved: *George M. Wiegand*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3610

December 28, 1984

RED ZIEGLER, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 157 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jerry's Toyota, Inc.
Location: E/S Belair Road 232.75' N/E Klein Avenue
Existing Zoning: B-1
Proposed Zoning: B-1
Variance to permit a front setback of 20' in lieu of the required 25' (setback of 50' from c/l of street) and to allow a side yard setback of 6' in lieu of the required 30'.
Acres: 1.4
District: 11th.

The items checked below are applicable:

() all structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

() A building/ & other structure shall be required before beginning construction.

() Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

() Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

() An exterior wall erected within 6'0" for commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 503.2.

() Requested variance appears to conflict with the Baltimore County Building Code, Section/s 623.0.

() A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

() Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

() Comments - Such units do not meet Building Code Standards for commercial uses as a structure. They are designed and built to mobile home standards. For this reason their use as a structure is limited.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burbanck
Charles E. Burbanck, Chief
Plans Review

CES:as

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Belair Rd., 232.75' : OF BALTIMORE COUNTY
NE of Klein Ave., 14th Dist. :
JERRY'S TOYOTA, INC., : Case No. 85-239-A
Petitioner

ENTRY OF APPEARANCE

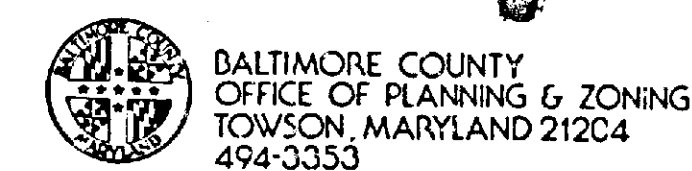
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Eugene P. Smith, Esquire, 1400 Equitable Bank Center, 100 S. Charles St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 1, 1985

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Variances
E/S of Belair Rd., 232.72'
NE of Klein Avenue
Jerry's Toyota, Inc. - Petitioner
Case No. 85-239-A

Dear Mr. Smith:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:eh

cc: People's Counsel

January 28, 1985

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Variance
E/S of Belair Rd., 232.75' NE of
Klein Avenue
Jerry's Toyota, Inc. - Petitioner
Case No. 85-239-A

TIME: 11:30 a.m.

DATE: Wednesday, February 27, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 135887
DATE: 2/27/85 ACCOUNT: 85-239-A
AMOUNT: \$42.85
RECEIVED FROM: Eugene P. Smith
FOR: advertising and posting case no. 85-239-A
010*****00010 2344
VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
14th Election District
LOCATION: East side of Belair Road, 232.75' NE of Klein Avenue
DATE AND TIME: Wednesday, February 27, 1985 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to allow a setback of 20 feet instead of 25 feet from the front property line and to allow a side yard setback of 6 feet instead of 30 feet.
Being the property of Jerry's Toyota, Inc., as shown on the plat filed with the Zoning Office.
In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit during this period for good cause shown. Such a request must be made in writing by the date of the hearing and above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Feb. 27, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 7, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 7, 1985.

THE JEFFERSONIAN,
18 Kenton
Publisher

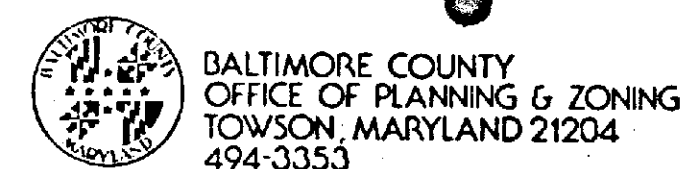
Cost of Advertising
18.00

Petition for Variances
14th Election District
LOCATION: East side of Belair Road, 232.75' NE of Klein Avenue
DATE & TIME: Wednesday, February 27, 1985 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to allow a setback of 20 feet instead of 25 feet from the front property line and to allow a side yard setback of 6 feet instead of 30 feet.
Being the property of Jerry's Toyota, Inc., as shown on the plat filed with the Zoning Office.
In the event that the Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of such permit during this period for good cause shown. Such request must be made in writing by the date of the hearing and above or made at the hearing.
By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Feb. 27, 1985

The Times

middle River, Md. Feb 7 1985
This is to certify, that the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 20 day of Feb. 1985
James W. [Signature] Publisher.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 13, 1985

Eugene P. Smith, Esquire
1400 Equitable Bank Center
100 South Charles Street
Baltimore, Maryland 21201

RE: Petition for Variances
E/S of Belair Rd., 232.75' NE of Klein Avenue
Jerry's Toyota, Inc. - Petitioner
Case No. 85-239-A

Dear Mr. Smith:

This is to advise you that \$42.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005304
DATE: 2/13/85 ACCOUNT: 85-239-A
AMOUNT: \$42.85
RECEIVED FROM: Jerry's Toyota Inc.
FOR: advertising and posting case no. 85-239-A
010*****426514 20187
VALIDATION OR SIGNATURE OF CARRIER

AUG 6 1985

DESCRIPTION

All that land and premises located in Baltimore County,
Maryland and described as follows:

BEGINNING for the same at a pipe now set on the east side of the Belair Road, 232.75 feet northeast of Klein Avenue, at the beginning point of the first parcel of land described in the Deed from Clayton W. Bordley, Inc. to Alma B. Pielke, widow, dated May 27, 1953, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2359, folio 205, etc., thence running and binding on the east side of the Belair Road, south 39 degrees, 10 minutes west 232.75 feet to the road, now known as Klein Avenue, thence running and binding on the outlines of said first parcel and along the north-east side of said Road, south 44 degrees 30 minutes east 427.10 feet, south 76 degrees 14 minutes east 264.00 feet, and north 87 degrees 55 minutes east 100.08 feet, thence continuing to run on the outlines of said first parcel, north 40 degrees 13 minutes east 115.50 feet, north 44 degrees 15 minutes west 525.00 feet, south 39 degrees 10 minutes west 100.00 feet and north 44 degrees 15 minutes west 220.00 feet to the point of beginning, containing 4.4 acres, more or less.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

75-734-A

District 14th Date of Posting 2/11/85
Posted for: Variances to allow setbacks less than required
Petitioner: Jerry's Toyota, Inc.
Location of property: E/S Belair Rd., 232.75' NE of Klein Ave.
Location of Signs: Facing Belair Rd., approx. 10' from road way, on property of petitioner
Remarks: _____
Posted by M. H. Haley Date of return: 2/11/85
Number of Signs: 1

MICROFILMED

PETITION FOR VARIANCES

14th Election District

LOCATION: East side of Belair Road, 232.75 feet Northeast of Klein Avenue

DATE AND TIME: Wednesday, February 27, 1985 at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

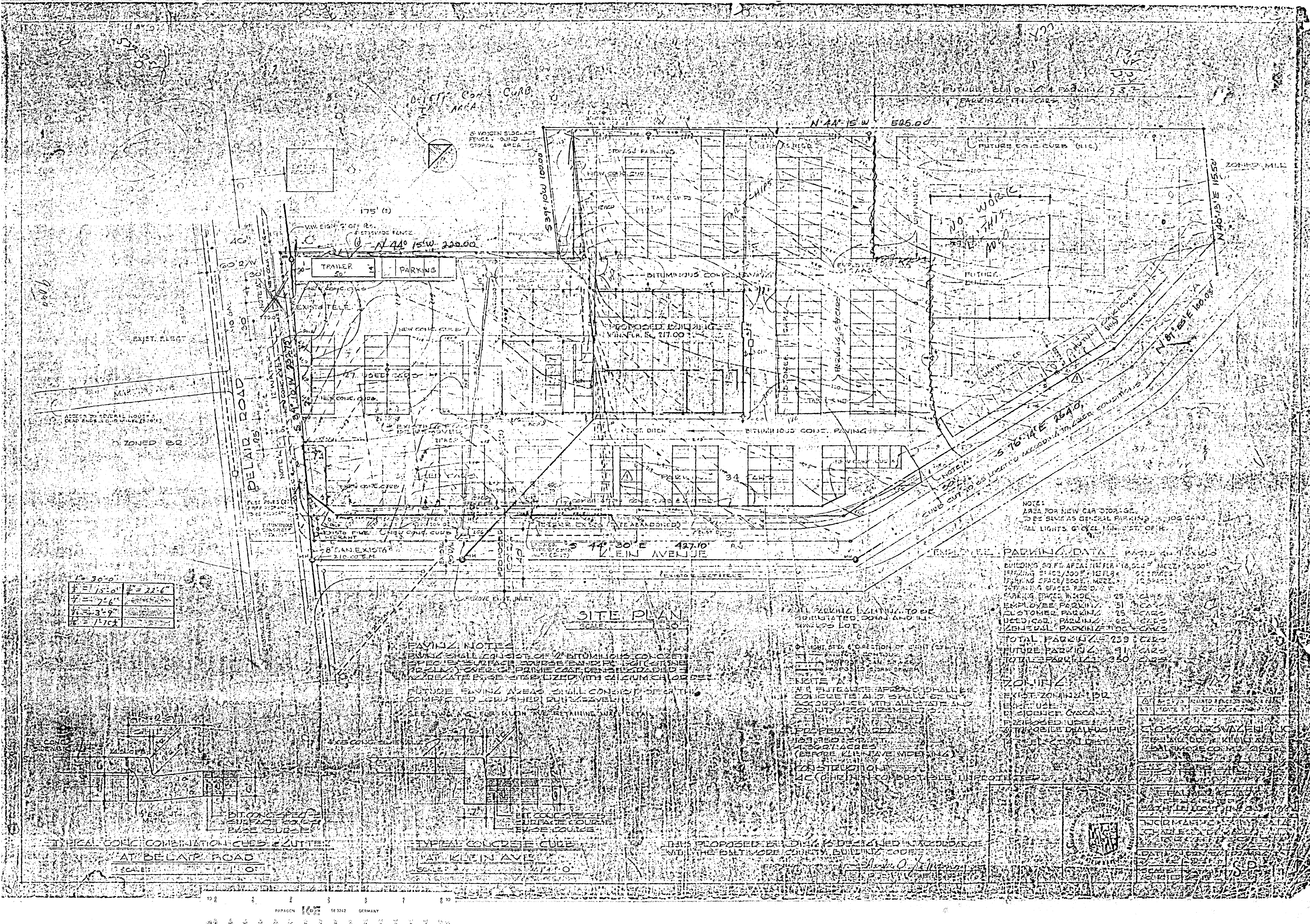
Petition for Variances to allow a setback of 20 feet instead of 25 feet from the front property line and to allow a side yard of 6 feet instead of 30 feet.

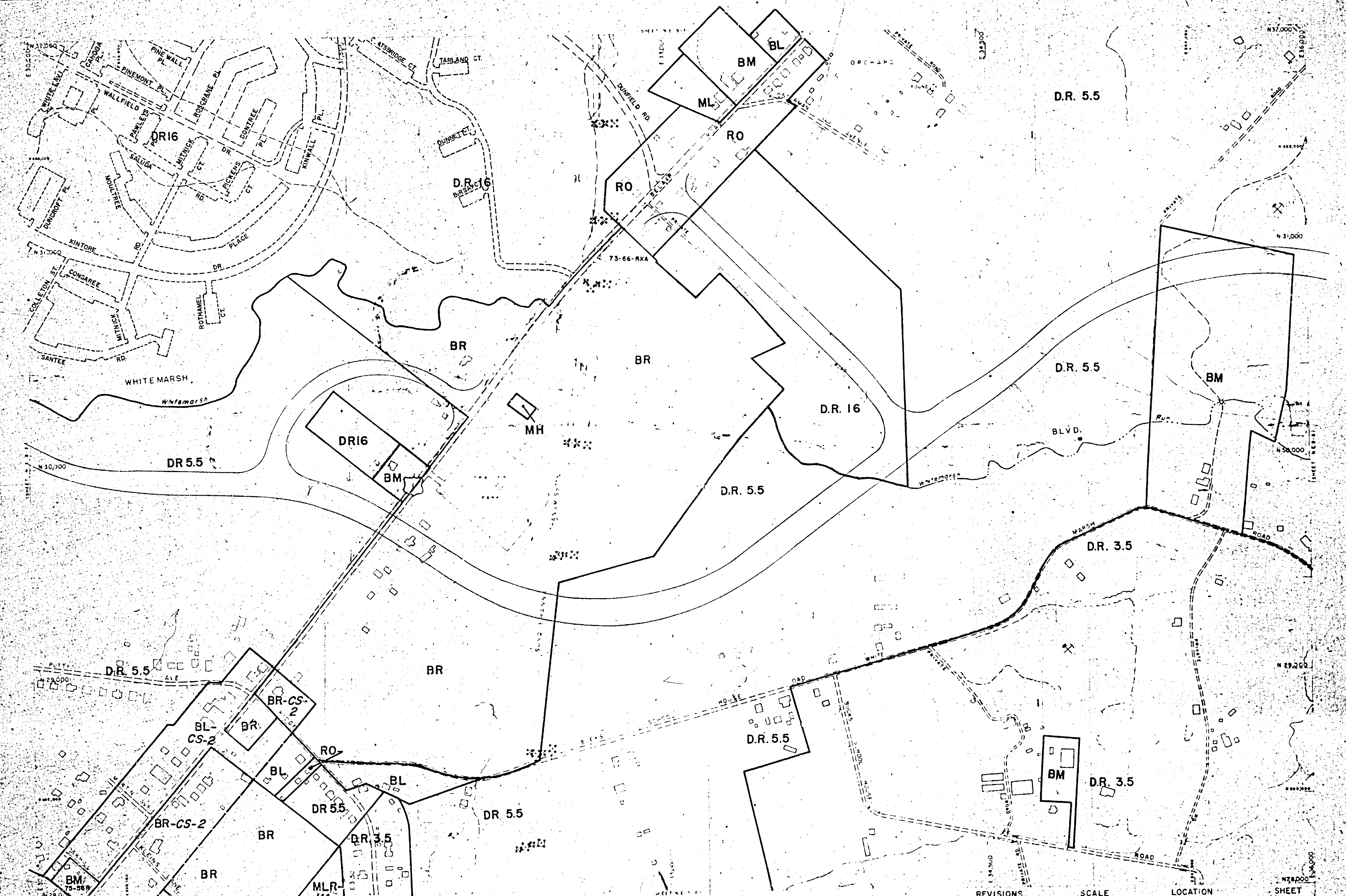
Being the property of Jerry's Toyota, Inc. as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

PETITIONER'S
EXHIBIT 1

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
			1" = 200'	FULLERTON	N.E.
			DATE OF PHOTOGRAPHY		B-F
			APRIL 1953		V-OK

Compiled By Photogrammetric Method
AERO SERVICE CORPORATION PHILADELPHIA, PA